

028.A

0004

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
662,400 / 662,400  
662,400 / 662,400  
662,400 / 662,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		WINTER ST, ARLINGTON

## OWNERSHIP

Owner 1:	GRADY SHANE GERALD	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	66 HUTCHINSON RD		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N  
Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: FINISON ELIZABETH -

Owner 2: NEGRO JAMES A -

Street 1: 11 WINTER ST #2

Twn/City: Arlington

St/Prov: MA Cntry: Own Occ: N  
Postal: 02474 Type:

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7185																

## IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
102								0.000		662,400						662,400							
Total Card								0.000		662,400						662,400		Entered Lot Size					
Total Parcel								0.000		662,400						662,400		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card: 419.24		/Parcel: 419.24				Land Unit Type:							

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	662,400	0	.	.	662,400		Year end	12/23/2021
2021	102	FV	643,100	0	.	.	643,100		Year End Roll	12/10/2020
2020	102	FV	633,500	0	.	.	633,500	633,500	Year End Roll	12/18/2019
2019	102	FV	565,600	0	.	.	565,600	565,600	Year End Roll	1/3/2019
2018	102	FV	500,400	0	.	.	500,400	500,400	Year End Roll	12/20/2017
2017	102	FV	456,300	0	.	.	456,300	456,300	Year End Roll	1/3/2017
2016	102	FV	456,300	0	.	.	456,300	456,300	Year End	1/4/2016
2015	102	FV	421,800	0	.	.	421,800	421,800	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
FINISON ELIZABE	54855-37		6/21/2010		405,000	No	No			14480
BECKER RICHARD	31976-9		10/31/2000		297,000	No	No	4		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2012	1255	Redo Kit	20,000	C					5/17/2018	Measured	DGM	D Mann
12/19/2011	1863	Porch	6,000	C				install new posts	4/18/2013	Info Fm Prmt	EMK	Ellen K
3/9/2006	158	Re-Roof	10,950			G7	GR FY07					

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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### EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:	N - NONE	

### BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

### COMMENTS

RESIDENTIAL GRID
1st Res Grid Desc: Line 1 # Units 1

### SKETCH

### GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

### CONDOS INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	

### DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	18.6 %
Basic \$ / SQ: 305.00	
Size Adj.: 1.31455696	
Const Adj.: 0.98745072	
Adj \$ / SQ: 395.908	
Other Features: 79000	
Grade Factor: 1.10	
NBHD Inf: 1.04999995	
NBHD Mod:	
LUC Factor: 1.00	
Adj Total: 813738	
Depreciation: 151355	
Depreciated Total: 662383	

### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2

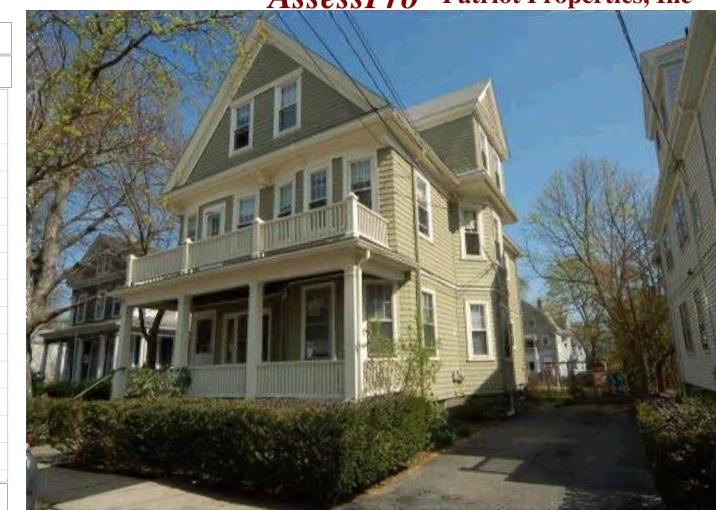
### Totals

1	7	3
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### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu	# Ten
GLA	Gross Liv Ar	1,580	395.910	625,535						
Size Ad	1580	Gross Area	1580	FinArea	1580					
Net Sketched Area: 1,580		Total: 625,535								

### IMAGE



AssessPro Patriot Properties, Inc

### MOBILE HOME

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

### SPEC FEATURES/YARD ITEMS

PARCEL ID: 028.A-0004-0009.0

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N

Total Yard Items:

Total Special Features:

Total: